



Birches Wood Farm | Crackley Lane | Kenilworth | CV8

£750,000

Rare residential opportunity set within approximately 8.5 acres near Kenilworth. Occupying an established residential site within private grounds, this unique property is in need of full renovation and improvement to the property, out buildings and grounds. There is potential for improvement subject to obtaining the necessary approval and consents.

- Full Renovation & Improvement Required
- 1950's Detached House
- Established Ground - Approx 8.5 Acres - Awaiting Confirmation
- Stables & Outbuildings – Requiring Work



Property Description

FULL DESCRIPTION

Rare residential opportunity set within approximately 8.5 acres (Awaiting Confirmation of Acreage). Occupying an established residential site within private grounds, this unique property offers exceptional potential subject to planning permissions and consents. The property comprises a spacious 1950s residence together with an extensive range of outbuildings, stables and barns, all benefiting from separate access via Crackley Lane and all requiring full modernisation. The combination of generous acreage, established residential use, private setting and independent access offers outstanding scope.

BIRCHES WOOD FARM

Birches Wood is situated on Crackley Lane a short drive from Kenilworth and Coventry. The property is a detached dwelling, the original dating from 1952, with several later additions added in order to provide the large and spacious property it is now. The house is in need of full renovation and refurbishment therefore providing a prospective buyer with a superb opportunity to create their own individual home. The property is well suited to a buyer looking to create a distinctive home with the option of, and land for, equestrian activities, nature conservation, rewilding in a mature setting to the main house.

GARDENS AND LAND

The property sits on a plot of approximately 8.5 acres being well screened from the lane by mature trees including Beech, Lime and Oak trees. There is a large expanse of lawned areas, a wildlife pond and orchard having previously had soft fruit planting again requiring upgrading work. There is a mature woodland to two boundaries with bluebells and other woodland flowers. To the north of the property is the construction of HS2 which will be in a deep cutting passing under Crackley Lane with additional screening and young tree planting is due to take place.

PARKING

There is a garage with driveway parking to the front of the existing dwelling.

LOCATION

Local amenities are within easy reach to include Kenilworth Tennis, Squash and Croquet Club, Crackley Wood Nature Reserve, The Greenway cycle and footpath to Burton Green, Kenilworth and Warwick University and plenty of open countryside. Kenilworth itself is approximately two miles away and a short drive where the wide variety of shops, bistros and restaurants plus parks, Castle and sought after schools for children of all ages will be found. For commuting Coventry and Tile Hill train stations are again within a few minutes drive away, this offers a main line Avanti service to Birmingham and London Euston. Birmingham International Airport is handy too again that is an approximate twenty minute drive. For commuters who drive the local motorway and arterial networks to include the A46 and A45, M40 and M42 can be reached easily.

SCHOOLS

There is ample choice within the area for schools for children of all ages including both the Independent and State sector. These schools are all within Kenilworth, Balsall Common, Burton Green and Coventry.

SERVICES

Mains water and electricity are connected to the property. LPG gas supply. Private drainage.

PROPERTY SUMMARY

Established residential site approximately two miles from Kenilworth

Substantial detached 1950s dwelling requiring comprehensive renovation or replacement

Separate access from Crackley Lane serving the land and outbuildings

Mature grounds.

Located within the Green Belt

Mains water and electricity, LPG supply and private drainage

Freehold

Council Tax Band G

AGENTS NOTE – The property condition has deteriorated since the initial photographs being used were taken.





Tenure

Freehold

Council Tax Band

G

Viewing Arrangements

Strictly by appointment

Contact Details

T: 01926 257540

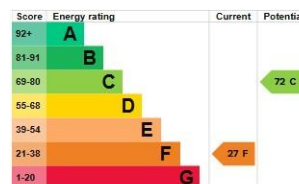
E: sales@juliephilpot.co.uk

W: www.juliephilpot.co.uk

Energy rating and score

This property's energy rating is F. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements